

MEETING SUMMARY

DATE January 17, 2017
PLACE 50 W Gay St
TIME 3:00 pm – 4:08 pm

A CALL TO ORDER

Present: Matt Egner, Kim Way, Ryan Szymanski, Trent Smith
Staff Present: Jackie Yeoman

B APPROVAL OF MINUTES

3:03 Meeting Summary – December 13, 2016

Motion: To approve

Motion By: Mr. Way, seconded by Mr. Szymanski

Result: Approved (4-0)

C Applications for CERTIFICATE OF APPROVAL

3:04-3:35 15-10-003 B Address: 509 W Chapel
Property Owner: Kate McCanna and TJ Manfrass
Applicant: Kate McCanna and TJ Manfrass
To be reviewed: New Construction, 4 dwelling unit structure

Staff Report by Jackie Yeoman:

- Mrs. Yeoman presented slides of the site location and existing site conditions. She also described the relevant details of the proposal as noted in the Staff Report. The site is within the Arts and Innovation sub-district.
 - The applicant is proposing to construct a new, three-story, four-unit multifamily building.
 - The applicant is requesting a parking modification from 6 to 3 spaces.

Discussion:

- Mr. Manfrass described changes from the previous application including 12" lap hardy board siding on the east elevation and slightly smaller windows on the north elevation. He explained he would like the ground floor unit to remain approved for flexible space. He requested the Board to approve residential, retail, office, artist work space or art gallery as potential uses with a parking modification from 10 to 3 spaces.
- Mr. Manfrass stated he intends to purchase a portion of the vacated alley from the adjacent development.
- Mr. Way asked if the building setback aligns with the Out of Town proposal on Chapel; Mr. Manfrass stated it does not because he is proposing a 0' setback.
- The Board discussed the depth of the car port with the applicant.
- Mr. Manfrass stated he intends to provide murals on the east elevation.

Board Approved Modifications to Development Standards:

1. To reduce the required number of parking spaces from 10 to 3 spaces. Parking modification includes flexibility with ground floor rental unit (retail, office, artist work space, art gallery, or residential)

Motion: To approve with the following conditions:

1. Staff review and approval of exterior lighting and landscaping

Motion By: Mr. Szymanski / seconded by Mr. Way

Result: Approved (4-0)

3:36-3:58 17-01-001 Address: 431 W Town (Associated with 201 S Lucas – Lucas Lofts Phase I)
Property Owner: Manhattan Project LLC
Applicant: Jonathan Barnes Architecture and Design
To be reviewed: New Construction, Lucas Lofts Phase II

Staff Report by Jackie Yeoman:

- Mrs. Yeoman presented slides of the site location and existing site conditions. She also described the relevant details of the proposal as noted in the Staff Report. The site is within the Arts and Innovation sub-district.
 - Lucas Lofts Phase II is a sixty-eight unit live/work apartment building and it is proposed as a mirror image of phase I.
 - The mixed use development of 401 W Town, 400 W Rich, Lucas Lofts phase I and phase II will share 189 parking spaces in total (138 existing spaces and 51 new spaces).

Discussion:

- Mr. Barnes (Jonathan Barnes Architecture) stated the intent to construct both phase I and II at the same time.
- Mr. Barnes responded to the staff recommendation to screen the roof top units, stating he prefers the units to be more visible since it is an industrial building.
- The Board had questions about potential curb cuts on Rich and Town; Mrs. Yeoman clarified the site plan for Phase II was approved with Phase I and has not changed (except the outlots for parking on McDowell and Rich).
- Mr. Way asked if the McDowell parking lot is already paved; Mr. Sherman (Manhattan Project LLC) stated it is partially paved and that it will need repaired.
- Mr. Way was concerned about traffic flow to/from the McDowell parking lot; Mr. Sherman stated there is only one curb cut on McDowell and the primary circulation flow will be from the alley.

Board Approved Modifications to Development Standards:

1. Parking located on McDowell, Rich and Lucas streets are an accessory use to the approved uses within 201 S. Lucas (Phase I), 431 W Town (Phase II), 401 W Town and 400 W Rich as shown on the site plan.
2. To reduce the required number of parking spaces to 189 spaces for a mixed use development.

Motion: To approve with the following conditions:

1. To return for EFRB review and approval of parking lot lighting and parking lot screening on Rich and McDowell streets
2. Sufficient shielding on LED linear fixtures to prevent light spillage.

Motion By: Mr. Szymanski / seconded by Mr. Egner

Result: Approved (4-0)

D OTHER BUSINESS

1. Election of Chairs

3:59-4:00

Motion: To re-elect Bill Fergus as EFRB chair

Motion By: Mr. Smith / seconded by Mr. Szymanski

Result: Approved (4-0)

Motion: To re-elect Trent Smith as EFRB vice-chair

Motion By: Mr. Way / seconded by Mr. Szymanski

Result: Approved (4-0)

2. Staff Approval List

3:59-4:05

- Staff Report: Proposed modification to staff approval list includes an amendment to the list to allow staff approval of temporary events that do not last for more than 30 days and temporary stages.

Motion: To approve the additional items as presented on the staff approval list

Motion By: Mr. Smith / seconded by Mr. Egner

Result: Approved (4-0)

E STAFF ISSUED CERTIFICATES OF APPROVAL

401 W Town | Application #16-12-003 (Strongwater)

1. Temporary Event | Reviewed 12/23/2016 | Issued 12/23/2016

F BOARD APPROVED APPLICATIONS ISSUED CERTIFICATES OF APPROVAL

500 W Broad | Application #16-07-001; 16-10-001 A; 16-10-002 B

New Construction | Reviewed 07/19/16; 10/18/16; 12/14/16 | Issued 12/21/2016

1. Staff approved items (permit set): Maximum height to 95 feet (EFRB approved 94 feet); Material change from concrete panel to fluted cmu; bollard light fixtures

G NEXT MEETING

Tuesday – February 21, 2017 at 50 W Gay St at 3:00 pm